

CHAPTER 11

Land Development Procedures

(Chapter 11 - "Land Development"

added 5-26-1992 by O-17775 N.S.)

(Chapter 11 - "Land Development"

repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Chapter 11 - "Land Development Procedures"

added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

ARTICLE 1

General Rules and Authority

("Administration and Procedures"

added 5-26-1992 by O-17775 N.S.)

("Administration and Procedures"

repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

("General Rules and Authority"

added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

DIVISION 1

General Rules for Land Development Code

("General Provisions and Definitions"

added 5-26-1992 by O-17775 N.S.)

("General Provisions and Definitions"

repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

("General Rules for Land Development Code"

added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0101 Title

("Purpose and Intent" added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

("Title" added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

§ 111.0102 Purpose of the Land Development Code

(Reserved for Future Use 5-26-1992.)

("Purpose of the Land Development Code" added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0103 Headings in the Land Development Code

("Hierarchy of Authority" added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

("Headings in the Land Development Code" added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0104 Retention of Existing Ordinances, Rules, or Regulations

(“Additional Requirements” added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(“Retention of Existing Ordinances, Rules, or Regulations” added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

§ 111.0105 Hierarchy of Decision-Making Authority

(“Diagrams” added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(“Hierarchy of Decision-Making Authority” added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0106 Land Development Manual

(“Headings” added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(“Land Development Manual” added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0107 Definitions

(Added 5-26-1992 by O-17775 N.S.; amended 11-23-1992 by O-17873 N.S.)

(Amended 4-15-1996 by O-18284 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0110 Statement of Purpose

(Added 4-15-1996 by O-18284 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0111 Effect of Campaign Money Laundering Violation on Issuance of Permit, Map or Other Matter

(Added 4-15-1996 by O-18284 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0112 General

(Added 4-15-1996 by O-18284 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0113 List of Persons Subject to Prohibition

(Added 4-15-1996 by O-18284 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0114 Scope of Prohibition

(Added 4-15-1996 by O-18284 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

DIVISION 2

Land Development Authorities and Advisory Boards

*(“Applications” added 5-26-1992 by O-17775 N.S.)
(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)
(“Land Development Authorities and Advisory Boards”
added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

§ 111.0201 City Council

*(“Preapplication Conference” added 5-26-1992 by O-17775 N.S.)
(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)
(“City Council” added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

§ 111.0202 Planning Commission

*(“Application Process” added 5-26-1992 by O-17775 N.S.)
(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)
(“Planning Commission” added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

§ 111.0203 Board of Zoning Appeals

*(“Grading Review Permits” added 5-26-1992 by O-17775 N.S.)
(Retitled to “Consolidation of Processing” and amended 5-18-1998 by O-18513 N.S.)
(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)
(“Board of Zoning Appeals” added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

§ 111.0204 Hearing Officer

(“Hearing Officer” added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0205 City Staff

(“City Staff” added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0206 Historical Resources Board

(“Historical Resources Board” added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0207 Board of Building Appeals and Advisors

*(“Board of Building Appeals and Advisors” added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)
(Amended 6-19-2000 by O-18814 N.S.)
(Amended 9-24-2002 by O-19102 N.S.)*

§ 111.0208 Board of Engineering Appeals and Advisors

*(“Board of Engineering Appeals and Advisors” added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)
(Amended 6-19-2000 by O-18814 N.S.)*

DIVISION 3

Notice

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0301 Types of Notice

(Added 5-26-1992 by O-17775 N.S.)

(Amended 11-23-1992 by O-17873 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0302 Notice By Mail

(Added 5-26-1992 by O-17775 N.S.)

(Amended 11-23-1992 by O-17873 N.S.)

(Amended 9-13-93 by O-17982 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0303 Published Notice

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0304 Posted Notice

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0305 Notice For Land Use Plans or Zoning Ordinances

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0306 Notice For Coastal Development Permits

(Added 5-26-1992 by O-17775 N.S.)

(Amended 11-23-1992 by O-17873 N.S.)

(Amended 9-13-1993 by O-17982 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0307 Notice For Local Coastal Programs and Implementing Ordinances

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0308 Notice For Appeal Hearings

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0309 Failure To Receive Notice

(Added 5-26-1992 by O-17775 N.S.)

(Amended 11-23-1992 by O-17873 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

DIVISION 4

Public Hearings

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0401 Procedures For Public Hearings

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

DIVISION 5

Decision Process

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0501 Overview of Decision Process

(“Overview of Decision Process” added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0502 Process One

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0503 Process Two

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0504 Process Two Appeals

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0505 Process Three

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0506 Process Three Appeals

(Added 5-26-1992 by O-17775 N.S.)

(Amended 7-25-1994 by O-18088 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0507 Process Three Extraordinary Appeal To City Council

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0508 Process Four

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0509 Process Four Appeals

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0510 Process Five

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0511 Contents of Appeal Application

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0512 No Construction During Appeal

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

DIVISION 6

Revocations

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0601 Notice of Intent To Revoke

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0602 Revocation Hearing

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0603 Revocation Appeal

(Added 5-26-1992 by O-17775 N.S.)

(Amended 7-25-1994 by O-18088 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

DIVISION 7

Land Use Plans And Local Coastal Programs

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0701 Purpose and Intent

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0702 Initiation

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0703 Criteria For Initiation

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0704 Decision Process

(Added 5-26-1992 by O-17775 N.S.)

(“Consolidation of Hearing Dates” repealed & retitled to “Decision Process” on 4-1-1996 by O-18278 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0705 Decision Process

(Added 5-26-1992 by O-17775 N.S.)

(“Decision Process” renumbered to Sec. 111.0704 on 4-1-1996 by O-18278 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

DIVISION 8

Zoning

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0801 Purpose and Intent

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0802 Initiation of Zoning

(Added 5-26-1992 by O-17775 N.S.)

(Amended 7-25-1994 by O-18088 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0803 Initiation of Planned District Ordinances

(“Initiation of Planned District Ordinances” added 5-26-1992 by O-17775 N.S.)

(Amended 7-25-1994 by O-18088 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0804 Application

(Added 5-26-1992 by O-17775 N.S.)

(Amended 7-25-1994 by O-18088 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0805 Decision Process

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0806 Certification of Implementing Ordinances For “Local Coastal Programs”

(“Certification of Implementing Ordinances For— Local Coastal Programs” added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0807 Interim Emergency Zoning

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0808 “Prezoning Ordinance”

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

DIVISION 9

Development Agreements

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0901 Purpose and Intent

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0902 Application

(Added 5-26-1992 by O-17775 N.S.)

(Amended 7-25-1994 by O-18088 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0903 Contents of Development Agreement

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0904 Decision Process

(Added 5-26-1992 by O-17775 N.S.)

(Amended 7-25-1994 by O-18088 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0905 Effective Date

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0906 Recordation

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0907 Periodic Review

(Added 5-26-1992 by O-17775 N.S.)

(Amended 7-25-1994 by O-18088 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0908 Amendment or Cancellation

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0909 Conformance with Existing and Subsequently Adopted Regulations

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.0910 Enforcement

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

DIVISION 10

Subdivisions

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1001 Purpose and Intent

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1002 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1003 Map Waiver Procedure

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1004 Lot Line Adjustments

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1005 “Certificate of Compliance”

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1006 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1007 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1008 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1009 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1010 Tentative Maps

(Added 5-26-1992 by O-17775 N.S.; amended 7-25-1994 by O-18088 N.S.)

(Amended 1-8-1996 by O-18246 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1011 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1012 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1013 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1014 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1015 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1016 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1017 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1018 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1019 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1020 Final Maps and Parcel Maps

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1021 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1022 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1023 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1024 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1025 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1026 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1027 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1028 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1029 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1030 Reversions, Vacations and Abandonments

(Added 5-26-1992 by O-17775 N.S.)

(Amended 6-1-1993 by O-17917 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1031 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1032 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1033 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1034 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1035 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1036 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1037 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1038 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1039 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1040 Correction and Amendment of Maps

(Added 5-26-1992 by O-17775 N.S.)

(Amended 4-1-1996 by O-18274 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1041 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1042 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1043 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1044 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1045 Condominium Conversions

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

DIVISION 11

Site Development

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1101 Purpose and Intent

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1102 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1103 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1104 Application

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1105 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1106 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1107 Decision Process

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1108 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1109 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1110 Findings

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1111 Conditions of Approval

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1112 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1113 Recordation

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1114 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1115 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1116 Issuance of Permit

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1117 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1118 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1119 Expiration of Permit

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1120 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1121 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1122 Time Extension

(Added 5-26-1992 by O-17775 N.S.)

(Amended 1-8-1996 by O-18246 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1123 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1124 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1125 Modifications and Amendments

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1126 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1127 Reserved For Future Use

(Reserved for Future Use 5-26-1992.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1128 Grading Permits

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1129 Public Improvement Permits

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1130 Definitions

(Added 7-26-1994 by O-18090 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1131 Permit Required

(Added 7-26-1994 by O-18090 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1132 Voluntary Applicants

(Added 7-26-1994 by O-18090 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1133 Procedures and Standards

(Added 7-26-1994 by O-18090 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1134 Allocation of Habitat Loss Prior To Issuance of Grading Permit

(Added 7-26-1994 by O-18090 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1135 Exemptions

(Added 7-26-1994 by O-18090 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1136 Mitigation Plan Funding

(Added 7-26-1994 by O-18090 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

DIVISION 12

Coastal Development Permits

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1201 Purpose and Intent

(Added 5-26-1992 by O-17775 N.S.)

(Amended 11-23-1992 by O-17873 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1202 Coastal Development Permits Required

(Added 5-26-1992 by O-17775 N.S.)

(Amended 7-25-1994 by O-18088 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1203 Application

(Added 5-26-1992 by O-17775 N.S.)

(Amended 7-25-1994 by O-18088 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1204 Determination of Appellate Jurisdiction

(Added 5-26-1992 by O-17775 N.S.)
(Amended 7-25-1994 by O-18088 N.S.)
(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1205 Decision Process

(Added 5-26-1992 by O-17775 N.S.)
(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1206 Notice of Final City Action

(Added 5-26-1992 by O-17775 N.S.)
(Amended 11-23-1992 by O-17873 N.S.)
(Amended 7-25-1994 by O-18088 N.S.)
(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1207 Coastal Commission Appeal Procedure

(Added 5-26-1992 by O-17775 N.S.)
(Amended 11-23-1992 by O-17873 N.S.)
(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1208 Recordation

(Added 5-26-1992 by O-17775 N.S.)
(Amended 7-25-1994 by O-18088 N.S.)
(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1209 Effective Date and Issuance of Permit

(Added 5-26-1992 by O-17775 N.S.)
(Amended 11-23-1992 by O-17873 N.S.)
(Amended 7-25-1994 by O-18088 N.S.)
(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1210 Expiration of Permit

(Added 5-26-1992 by O-17775 N.S.)
(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1211 Time Extension

(Added 5-26-1992 by O-17775 N.S.)
(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1212 Modifications and Amendments

(Added 5-26-1992 by O-17775 N.S.)
(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1213 Permits Issued By The “Coastal Commission”

(Added 5-26-1992 by O-17775 N.S.)

(Amended 11-23-1992 by O-17873 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1214 Coastal Emergency Permits

(“Coastal Emergency Permits” added 5-26-1992 by O-17775 N.S.; amended 11-23-1992 by O-17873 N.S.)

(Amended 7-25-1994 by O-18088 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1215 Public Access, Open Space or Conservation Easements

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

DIVISION 13

Building

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1301 Purpose and Intent

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1302 Application

(Added 5-26-1992 by O-17775 N.S.)

(Amended 7-25-1994 by O-18088 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1303 Issuance

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1304 Removal, Relocation and Demolition Permits

(Added 5-26-1992 by O-17775 N.S.)

(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 111.1305 Building Permits

*(“Building Permits” added 5–26–1992 by O–17775 N.S.)
(Amended 1–8–1996 by O–18245 N.S.)
(Amended 7-19-1999 by O-18656 N.S.)
(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

§ 111.1306 Electrical, Plumbing and Mechanical Permits

*(Added 5–26–1992 by O–17775 N.S.)
(Amended 7-19-1999 by O-18658 N.S.)
(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

§ 111.1307 Temporary Permits

*(Added 5–26–1992 by O–17775 N.S.)
(Repealed 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

ARTICLE 2

Required Steps in Processing

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

DIVISION 1

Applications

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 112.0101 Preapplication Conference

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 112.0102 Application Process

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 112.0103 Consolidation of Processing

(Added 12-9-1997 by O-18451 N.S.; amended 10-19-1999 by O-18691 N.S.; effective 1-1-2000.)

DIVISION 2

Fees and Deposits

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 112.0201 Establishment of Fees and Deposits

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 112.0202 Collection of Fees or Deposits

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 112.0203 Waiver of Fees or Deposits

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

DIVISION 3

Notice

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 112.0301 Types of Notice

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

(Amended 7-26-2004 by O-19303 N.S.)

§ 112.0302 Notice by Mail

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

§ 112.0303 Published Notice

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 112.0304 Posted Notice

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000)

§ 112.0305 Notice for Land Use Plans or Zoning Ordinances

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000)

§ 112.0306 Notice for Coastal Development Permits

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000)

§ 112.0307 Notice for Local Coastal Programs and Implementing Ordinances

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000)

§ 112.0308 Notice for Appeal Hearings

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000)

(Amended 7-26-2004 by O-19303 N.S.)

§ 112.0309 Failure to Receive Notice

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000)

§ 112.0310 Notice of Right to Appeal Environmental Determination

(Added 7-26-2004 by O-19303 N.S.; effective 8-25-2004)

DIVISION 4
Public Hearings

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 112.0401 Procedures for Public Hearings

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

DIVISION 5
Decision Process

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 112.0501 Overview of Decision Process

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 6-19-2000 by O-18814 N.S.)

§ 112.0502 Process One

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 112.0503 Process Two

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

§ 112.0504 Process Two Appeal Hearing

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 112.0505 Process Three

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 112.0506 Process Three Appeals

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 112.0507 Process Four

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 6-19-2000 by O-18814 N.S.)

§ 112.0508 Process Four Appeals

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 112.0509 Process Five

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 112.0510 Contents of Appeal Applications

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 7-26-2004 by O-19303 N.S.)

§ 112.0511 No Development During Appeal Period
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 112.5020 Environmental Determination Appeals
(Added 7-26-2004 by O-19303 N.S.; effective 8-25-2004)

ARTICLE 3
Land Development Terms
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

DIVISION 1
Definitions
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000)

§ 113.0101 Purpose of Definitions
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000)

§ 113.0102 Identification of Definitions
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000)

§ 113.0103 Definitions
(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000)
(Amended 4-22-2002 by O-19051 N.S.; effective 10-8-2002)
(Amended 6-3-2003 by O-19191 N.S.)
(Amended 7-26-2004 by O-19303 N.S.)
(Amended 9-7-2004 by O-19313 N.S.; effective 10-7-2004)

DIVISION 2
Rules for Calculation and Measurement
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 113.0201 Purpose of Rules for Calculation and Measurement
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 113.0202 When Rules for Calculation and Measurement Apply
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 113.0210 Determining Attic
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 113.0213 Determining Building Envelope
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 113.0216 Determining Building Facade
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 113.0219 Determining Coastal Bluff Edge

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 113.0222 Calculating Density

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 113.0225 Measuring Distance Between Uses

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 113.0228 Determining Existing Grade

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

(Amended 6-19-2000 by O-18814 N.S.)

(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)

§ 113.0231 Determining Proposed Grade

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 113.0234 Calculating Gross Floor Area

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 6-19-2000 by O-18814 N.S.)

(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)

§ 113.0237 Determining a Lot

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 113.0240 Calculating Lot Coverage

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 113.0243 Measuring Lot Depth and Lot Width

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 113.0246 Determining Property Lines

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 113.0249 Determining Setback Line

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 113.0252 Measuring Setbacks

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 113.0255 Calculating Sign Copy Area

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 113.0258 Calculating Sign Face

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 113.0261 Determining a Story

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 113.0264 Determining Street Wall

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 113.0267 Determining Street Wall Line

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 113.0270 Measuring Structure Height

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 113.0273 Measuring Visibility Area

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)

§ 113.0276 Determining Yards

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)